



City of  
**Rockville**  
Get Into It

**Historic District Commission  
Staff Report: Courtesy Review  
HDC2013-00596, 23 Wall Street**

**MEETING DATE:** 9/20/12

**REPORT DATE:** 9/13/12

**FROM:** Robin D. Ziek, Preservation Planner,  
Planning, CPDS  
240.314.8236  
[rziek@rockvillemd.gov](mailto:rziek@rockvillemd.gov)

**APPLICATION  
DESCRIPTION:** Courtesy Review

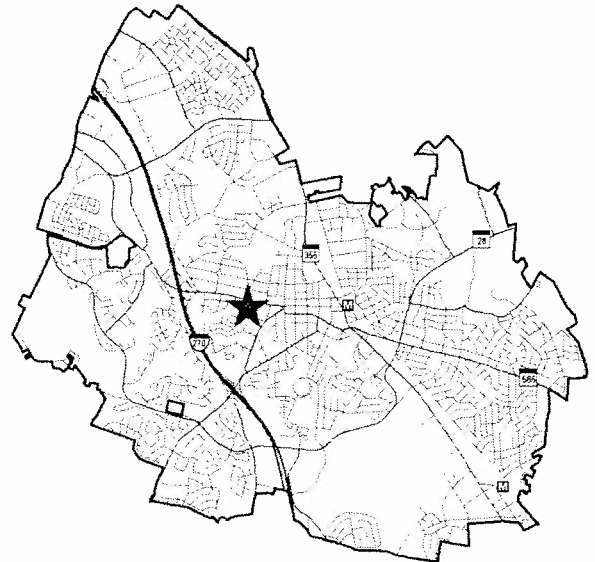
**APPLICANT:** James and Melissa Schaller  
8009 Brethren Drive  
Gaithersburg, MD 20879

**RE:** 23 Wall Street, Construction of New  
Dwelling

**FILING DATE:** 8/3/12

**RECOMMENDATION:** The HDC should review the proposed new construction and provide comments. The applicant will apply for a Certificate of Approval for construction of a new single family dwelling, in addition to other City-required permits.

**EXECUTIVE  
SUMMARY:** The applicant proposes construction of a new house on a property that has long been associated as a side lot to the 1892 Victorian house at 21 Wall Street, but is now a buildable lot. The applicant seeks HDC comments to assure compatibility of the new construction with the designated West Montgomery Avenue Historic District.



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## RECOMMENDATION

The HDC should review the proposed new construction and provide comments. The next step will be an application for a Certificate of Approval for construction of a new single family dwelling.

## SITE DESCRIPTION

**Location:** 23 Wall Street

**Applicant:** James and Melissa Schaller

**Zoning District:** R-90 HD (substandard lot: sideyard setbacks to R-75 standard per Sec. 25.03.4(b)(iii)) (Attach 7)

**Parcel Area:** 7,140 sf

**Subdivision:** R. T. Veirs Addition to Rockville (Lot 23)

### Vicinity

Surrounding Land Use and Zoning			
Location	Zoning	Planned Land Use	Existing Use
North	R-90 HD	Detached, Restricted Residential Historic District overlay	Detached, Restricted Residential
East	R-90 HD	Detached, Restricted Residential Historic District overlay	Detached, Restricted Residential
South	R-90 HD	Detached, Restricted Residential Historic District overlay	Detached, Restricted Residential
West	R-90	Detached, Restricted Residential	Detached, Restricted Residential



Site, looking West



Site, looking East

**Site Analysis:**

The subject property has long been associated with the 1892 Victorian house at 21 Wall Street but was created by deed separately (Attach 4). It is, however, a record lot, having been approved as a record lot by the Planning Commission in 2010, and subsequently recorded. The West Montgomery Avenue Historic District extends on both sides of Wall Street to Potomac Street and includes this vacant property. The homes in the historic district along Wall Street were built over time, from 1887 – 1933; and, this part of the historic district comprises an excellent collection of late 19<sup>th</sup> and early 20<sup>th</sup> century homes.



21 Wall Street



25 Wall St. (1892)



12 Wall Street (1920)



22 Wall Street (1924)



11 Wall Street (1933)

The subject property is a relatively flat lot measuring 51' x 140' (7,140 sf). The property is generally open, with trees and shrubs along the perimeter, including a generous planting of Leatherleaf Mahonia in the southeast corner of the property. A Tree Inventory provided by the City Forester's office indicates a range of trees and their condition (Attach 9). The large red oak tree on the south property line is in good condition and is a dominant feature of the property. Construction at the site will impact this tree.

There is a low privet hedge along the front sidewalk and a curb cut will be required to provide off-street parking for this property. The curb cut flare can be modified in the field to adjust to site conditions, including having the driveway run along a property line (Attach 8). The basement steps for the house at 21 Wall Street extend to the north property line of the subject property, which may cause difficulty for these neighboring properties. These basement steps may need to be redirected so people can remain completely on this property when they exit the basement steps.



Large red oak tree at south property line

Basement steps for 21 Wall Street



## DISCUSSION OF THE PROPOSED PROJECT and MATERIALS

The applicants propose a modified front-gable “kit” house to suit the lot (Attach 10-14ff), and a detached garage. The new house measures 31’ x 51.5’ and the detached single-car garage measures 15’ x 20’ (Attach J-18). The overall massing is relatively simple and rectangular, with small projections on the front and rear. The two-bay front elevation includes a covered front entrance with a single-width front door surrounded with sidelights and a transom, and shallow (4’) two-story front porch with French doors and flanking windows and transom windows on both the first and second stories. Tuscan columns are proposed on the porch and at the front door.

The proposed height is noted as 31’-10.5” from the finished first floor level to the ridge line, so that the actual height of the house will be higher by the additional height of the foundation. The City requires at least a 6” foundation and additional separation between the ground and the non-masonry building materials is desirable. At this location, however, the height of the house is a compatibility issue in the historic district, and the overall height should be set as low as is feasible.

### Massing and Design

The overall massing of the house appears to be compatible with the historic district. The use of the separate garage building reduces the overall length of the house and creates a grouping of buildings that is compatible to the historic district, where outbuildings are common. The proposed location for the driveway along the north edge of the property is also the best location on the site, given the extensive plantings along the south property line (Attach 10-8). Two cedar trees at the rear are proposed to be removed to accommodate construction of the garage (Attach 10-10).

The house evokes a traditional design without copying any particular style. This complies with guidance on new construction in a historic district, in that buildings should reflect their own time (Attach 5-1). The use of the two-story porch is not typical in Rockville, although there are examples of 2<sup>nd</sup> story covered balconies in Victorian architecture, as well as 2<sup>nd</sup> story decks over full-width front porches. The depth of the porches (four feet) in combination with the use of French doors and side windows on both the first and second stories makes this more a decorative element. On a larger scale, these porches might function more as outdoor rooms, but at the proposed scale, they will serve to provide additional light to the interior rooms. The smaller scale is desirable in the historic district, in order to avoid overshadowing the adjacent historic buildings to either side.

Materials (Attach 10-4; 10-32ff) - The following materials are proposed:

*HardiPlank* siding (fiber-cement board) – can be stained, painted; new or deteriorated-wood appearance available  
*Thermatru* (Fiberglas) Doors – can be stained, painted  
 Andersen Windows (wood and vinyl) – also comes in aluminum and wood  
 Fiberglas Roofing shingles  
 Parged concrete foundation  
 Exterior stairs and trim: wood and *Boral TruExterior* Trim (polymer + ash)  
 Porch flooring – concrete and slate (Attach J-33)  
 Chimney – sided with *HardiPlank* clapboard

The use of substitute materials in new construction has been approved in the past to the extent that the materials closely replicate historic materials and serve to differentiate the new construction from the historical construction.

The test for substitute materials is noted in *Tech Guide #15: Substitute Materials*, "... the new material should match the material being replaced in composition, design, color, texture and other visual properties." In the case of porch and house trim, the original material that is being "matched" is typically wood.

The HDC has not approved pvc products in the past as they do not match wood in the above characteristics, and they are therefore not recommended as compatible in a historic district. On the other hand, the HDC has approved the use of *HardiPlank* on new additions within our local historic districts because it is applied in a manner similar to wood clapboards, and it can be painted as is wood. The new, or smooth, wood appearance has always been recommended over the deteriorated-wood look.

The HDC has approved the use of aluminum-clad wood windows because the substrate is such that the window profiles match that of wood windows, and aluminum can also be painted like wood. Staff notes that there are thermally-glazed wood windows available, which can be a good choice over time as the solid wood materials do not deteriorate in the same fashion as a clad window, where water can be trapped behind the cladding.

Using a wood siding substitute material for the chimney is not recommended in a historic district, as siding is a combustible material and chimneys were necessarily built of non-combustible materials. Brick or other masonry materials are recommended in a historic district for compatibility with the historic properties in the district. The applicant notes that a brick chimney would require its own footing in an area with existing plant material and they seek to minimize ground disturbance here. Staff suggests that facebrick (thin brick veneer) could be applied to the chimney chase in a manner similar to tile and would serve both to avoid the extra foundation and avoid the use of clapboard-type material.

## COMMUNITY OUTREACH

Posting of sign on property 8/7/12.

Postcard notices sent out two weeks prior to meeting

Staff report posted on City's web site one week prior to meeting

## STAFF RECOMMENDATION

Staff recommends that the Secretary of the Interior's Standard #9 applies: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

While new construction at this site does not retain the spatial relationship of open space between the historic properties in the historic district, the new design is sufficiently differentiated from the flanking 19<sup>th</sup> century resources and will be readily interpreted as new 21<sup>st</sup> century construction. In this way, the original spacing of the Victorian homes will be "legible."

The height and massing of the proposed new construction are generally compatible with the district to avoid overshadowing the historic properties. Staff recommends that the applicant proceed with the application, and incorporate the suggestions of the HDC into the final drawings. Staff recommended changes include use of smooth-finish siding, masonry chimney material, wood windows, HardiPlank door and window trim, wood porch railings, with all wood materials to be painted.

Staff notes that the City has established environmental permitting and review for new construction, including stormwater and sediment control, and tree save measures. Staff recommends that the applicant contact a certified arborist and, in consultation with the City Forester, take all necessary steps to preserve the red oak tree and other mature plant material on the site as much as possible.

### **Secretary of the Interior's Standards for Rehabilitation**

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1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

AERIAL PHOTO

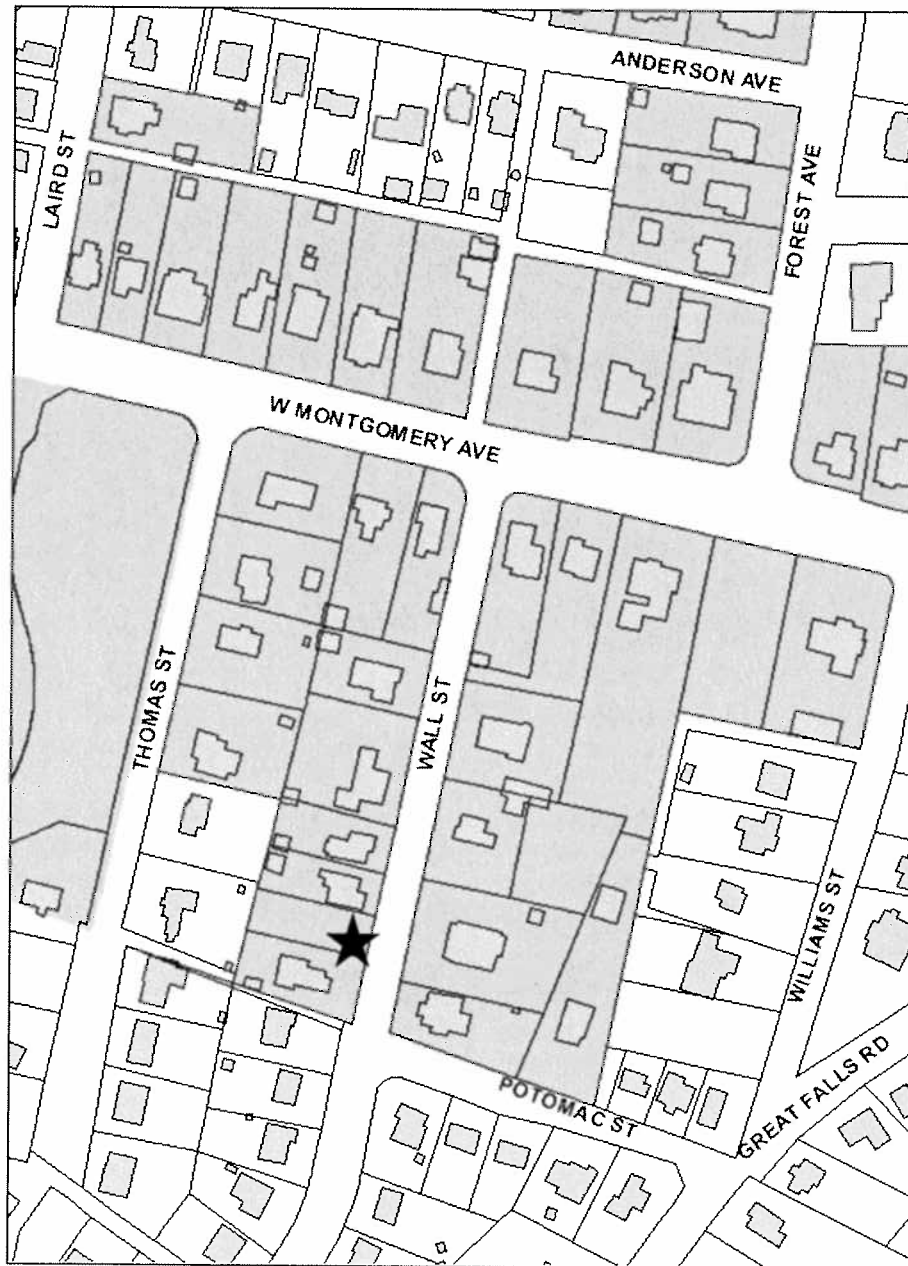


★ Project Location

Subject Property at 21 Wall Street

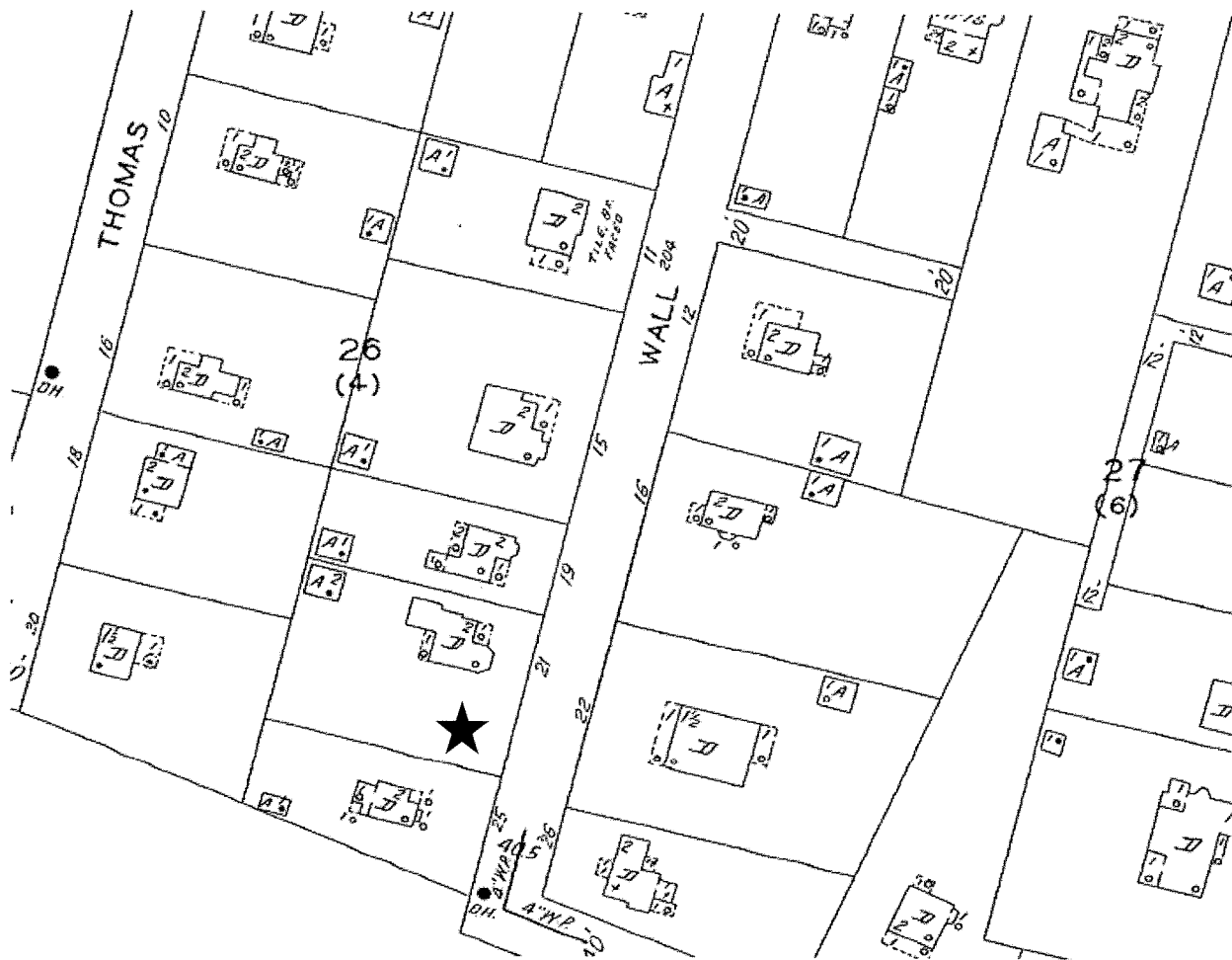
HISTORIC DISTRICT MAP

**21 Wall Street**  
**Courtesy Review - New Construction**



9/13/12

# Sanborn Fire Insurance Maps: 1949-7



★ Subject Property

# Technical Guides for Exterior Alterations

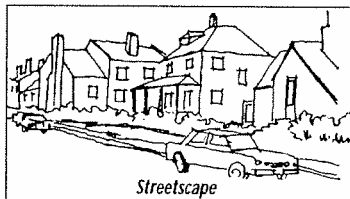
A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

## 5: New Construction

### Background

The construction of new buildings can be important to a growing and dynamic community. However, the new design can either detract from or add to the setting of a historic district. The Historic District Commission carefully reviews applications for new construction within historic districts, as well as new construction on the perimeter of historic districts.

In considering appropriate design and placement of new construction within a historic district, it is important to look at the *streetscape*. The streetscape is the overall character of the street created by such elements as lot size, setbacks, scale, massing and style as well as tree locations or garden walls.



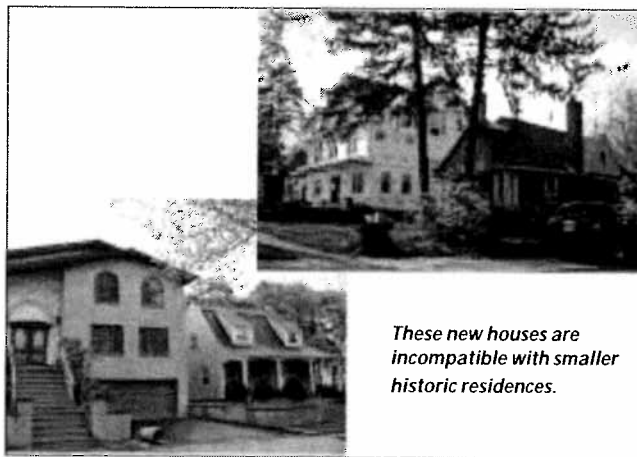
The Historic District Commission tries to assure that a proposed new building fits in with the rest of the streetscape. The orientation, roof lines, fenestration, plantings, and other exterior features should be consistent with the surrounding historic resources.

It also is important that the scale of a new building be compatible with, and representative of, other buildings on the street. Historic buildings often are smaller than meets today's expectations. It is important for new buildings to respect the scale of surrounding historic structures. In designing a new building in a typical historic district, one should try to match the historic roof heights, and gain additional living space by extending back into the lot.

New construction should reflect the 21st century while respecting size, scale, massing and materials found within the



district, rather than competing with the historic structures. In such a way, complementary new construction becomes part of the fabric of the district, marking changes in the City over time.



Existing mature trees contribute to the overall historic setting and should be retained to the maximum extent possible. New landscape designs should complement the overall district (see City's *Technical Guide # 7*).

### HDC Policy

The Historic District Commission recommends the following practices:

1. Design a new building that is similar in scale and massing to others on the street.
2. Keep mature trees on the property to the maximum extent possible.
3. Mechanical equipment must be placed in an unobtrusive location (typically at the rear or side), and must be properly screened.
4. When excavating for the new construction, be alert to possible archaeological resources that may yield historic information for the City. Call City HDC staff for guidance.

# Technical Guides for Exterior Alterations

A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

## 5: New Construction *(continued)*

### **HDC Policy** *(continued)*

5. Utilize the Historic District Commission courtesy review process to assist you in designing a new home.
6. Ensure that the new building complies with all zoning requirements.

### **Certificate of Approval**

A Certificate of Approval application must include the following:

- Site plan showing all mature trees, driveway, walkways and outbuildings
- Elevations
- Floor plans
- Schedule of materials
- Architectural details
- Landscape plan and extent of grading
- Photographs of the surrounding buildings and streetscape features

### **Tax Credit Information**

Tax credits do not apply to new construction.

### **Contact Us**

For additional information and questions, please contact:

Historic District Commission  
Department of Community Planning and  
Development Services

Rockville City Hall  
111 Maryland Avenue  
Rockville, MD 20850  
240-314-8230 voice  
240-314-8210 fax  
history@rockvillemd.gov

### **Additional information**

*Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts*, Rockville Historic District Commission, 1977.

*Secretary of the Interior's Standards and Guidelines for Rehabilitation*, National Park Service, 1995 - [www2.cr.nps.gov/tps/standguide/rehab/rehab\\_index.htm](http://www2.cr.nps.gov/tps/standguide/rehab/rehab_index.htm)

NPS Preservation Briefs Series at [www2.cr.nps.gov/tps/briefs/presbhom.htm](http://www2.cr.nps.gov/tps/briefs/presbhom.htm)

No. 17 - Architectural Character

# Technical Guides for Exterior Alterations

A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

## 15: Substitute Materials: *Artificial Siding, vinyl windows, plastic fencing, etc.*

### Background

*"The Secretary of the Interior's Standards for Rehabilitation require that "deteriorated architectural features be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource."*<sup>1</sup>

As the global population grows, and natural resources diminish, manufactured products are being produced to fill the gap. As noted by the National Park Service (NPS), the use of more common materials in imitation of more expensive and less available materials is a long-standing tradition. George Washington, for example, used sand impregnated paint at Mount Vernon to imitate cut ashlar stone.

Sometimes, the artificial products have special merit in their own right, and address factors such as material weight, cost and availability. However, recognizing that historic structures are a limited and valued cultural resource, the National Park Service recommends: "When deteriorated, damaged, or lost features of a historic building need repair or replacement, it is almost always best to use historic materials."

Substitute materials that have been commonly used in the recent past include rigid asbestos shingles for siding (1940s), flexible asbestos shingles for roofing (1900s) and aluminum siding to cover wood clapboard (1950s). On historic structures, these materials were typically installed over historic materials to hide maintenance problems such as moisture damage or peeling paint, or to provide a low-cost replacement for higher cost natural materials. In most instances, the original materials are still intact beneath the later installation.

To find a broader audience, substitute materials were designed to replicate historic materials. One measure of

their market success is the degree to which the substitute materials fool the eye so that people assume there have been no changes. Over time, product manufacturers have adapted their products to more closely approximate the appearance of historic materials, but crucial differences remain. These include apparent lack of sturdiness displayed by many artificial materials due to their reduced thickness, such as for aluminum or vinyl siding and asphalt roofing shingles. New materials are often more flexible than the original materials, such as when vinyl siding is compared to wood siding. The new materials are often in smaller pieces, so there are new "match lines" that would not have been apparent with historic materials. Sometimes there is overcompensation with the attempts to replicate a historic condition, such as offering the look of weathered and deteriorated wood siding with a "wood grained look" presented in a new vinyl material.

In considering whether a particular substitute material will complement the historic structure, one must fully understand the properties of both the structure and the original and substitute materials, taking into account characteristics such as expected longevity and moisture permeability. It also is important to consider the method of installation of the substitute materials, as well as their potential effect on adjacent historic materials. Finally, one should consider the projected life of the substitute material, and consider the timetable and the effects of their removal and replacement at such point when that becomes necessary.

Even the NPS agrees that the use of substitute materials may be warranted under the following specific conditions: "1) the unavailability of historic materials; 2) the unavailability of skilled craftsmen; 3) inherent flaws in the original materials; and 4) code-required changes. Cost may be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find."

<sup>1</sup> The Use of Substitute Materials on Historic Building Exteriors, Sharon C. Park, AIA, NPS Preservation

# Technical Guides for Exterior Alterations

A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

## 15: Substitute Materials *(continued)*

### HDC Policy

- Original materials shall be repaired and maintained in historic districts. Repairs and replacement with in-kind materials are encouraged, and qualify for tax credits.
- Correction of problems that have led to deterioration of historic structures, such as faulty gutters, shall be taken into consideration in an application to install substitute materials.
- If the original materials are deteriorated beyond repair, consideration for a comparable substitute material will be given. The substitute material must be a close match in appearance and functionality to the original materials.

### Certificate of Approval

- Justification for use of substitute materials
- Photographs of the deteriorated condition of the historic fabric
- Contractor bids for replacement in-kind **and** for proposed alternative material
- Specifications and samples of the proposed substitute material
- Description of method of application

### Tax Credit Information

Tax credits may apply. To maintain eligibility, please have before and after photographs of the work. Obtain HDC approval prior to undertaking the work if a COA is required, and make sure you follow all zoning requirements. Work done without a required HDC Certificate of Approval is not eligible for the tax credits. Forms are available on the City Web site or at the CPDS information desk.

### Contact Us

For additional information and questions, please contact:  
Historic District Commission  
Department of Community Planning and  
Development Services

Rockville City Hall  
111 Maryland Avenue  
Rockville, MD 20850  
240-314-8230 voice  
240-314-8210 fax  
history@rockvillemd.gov

### Additional information

*Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts*, September 1977, Rockville Historic District Commission, 44, 70-71, and Appendix 4.

*Secretary of the Interior's Standards and Guidelines for Rehabilitation*, (1995), National Park Service (NPS), U.S. Department of Interior, [www2.cr.nps.gov/tps/standguide](http://www2.cr.nps.gov/tps/standguide).

Preservation Brief # 16: *The Use of Substitute Materials on Historic Building Exteriors*.

## 25.10.05 –Development Standards

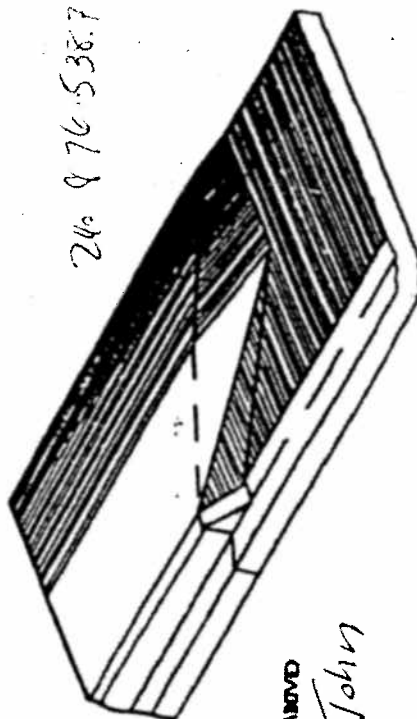
### a. Table of Development Standards

Zone	Minimum Lot Dimensions			Building Envelope Requirements						Lot Coverage		Additional Regulations
				Minimum Setbacks					Max. Height	Max. Lot Coverage (All main and accessory buildings) (See Sec. 25.10.05.b)	Maximum Impervious Surface in Front Yard¹	
				Front		Side		Rear				
	Area	Width at Front Setback Line	Width at Front Lot Line	Standard	Where established setback exceeds standard (See Sec. 25.10.05.e.2)	Where street abuts	Where land abuts					
R-400	40,000 sq ft	150'	25'	50'	Est. setback up to 100'	30'	20'	50'	40'	15%	10%	
R-200	20,000 sq ft.	100'	25'	35'	Est. setback up to 100'	25'	13'	35'	40'	25%	20%	
R-150	15,000 sq ft	90'	25'	35'	Est. setback up to 60'	30'	13'	30'	40'	25%	25%	
R-90	9,000 sq ft	80'	25'	30'	Est. setback up to 60'	20'	11'	25'	35'	25%	30%	See Sec. 25.10.09 for limitations on building height in R-60, R-75 & R-90 zones
R-75	7,500 sq ft	70'	40'	25'	Est. setback up to 50'	20'	9'	20'	35'	35%	35%	
R-60	6,000 sq ft	60'	35'	25'	Est. setback up to 50'	20'	8'	20'	35'	35%	40%	
R-60 qualifying undersized lots	5,000 sq ft	50'	35'	25'	Est. setback up to 50'	20'	7'	20'	35'	35%	40%	See Sec. 25.08.03
R-40	4,000 sq. ft.	40'	25'	25'	Est. setback up to 50'	25'	10'	20'	35'	40%	45%	Single unit detached dwellings: R-60 standards in lieu of R-40 standards
Lincoln Park Conservation District	6,000 sq ft	60'	35'	25'	Est. setback up to 50'	20'	8'	20'	25'	1,500 square feet	40%	See Sec. 25.14.03

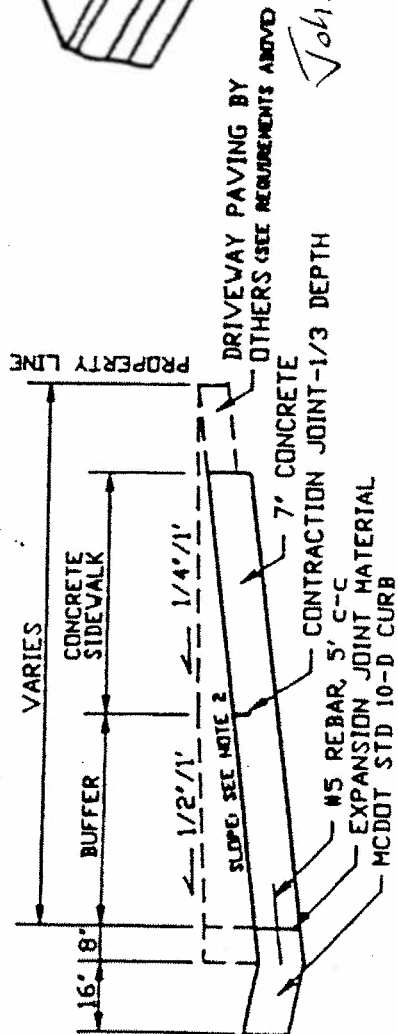
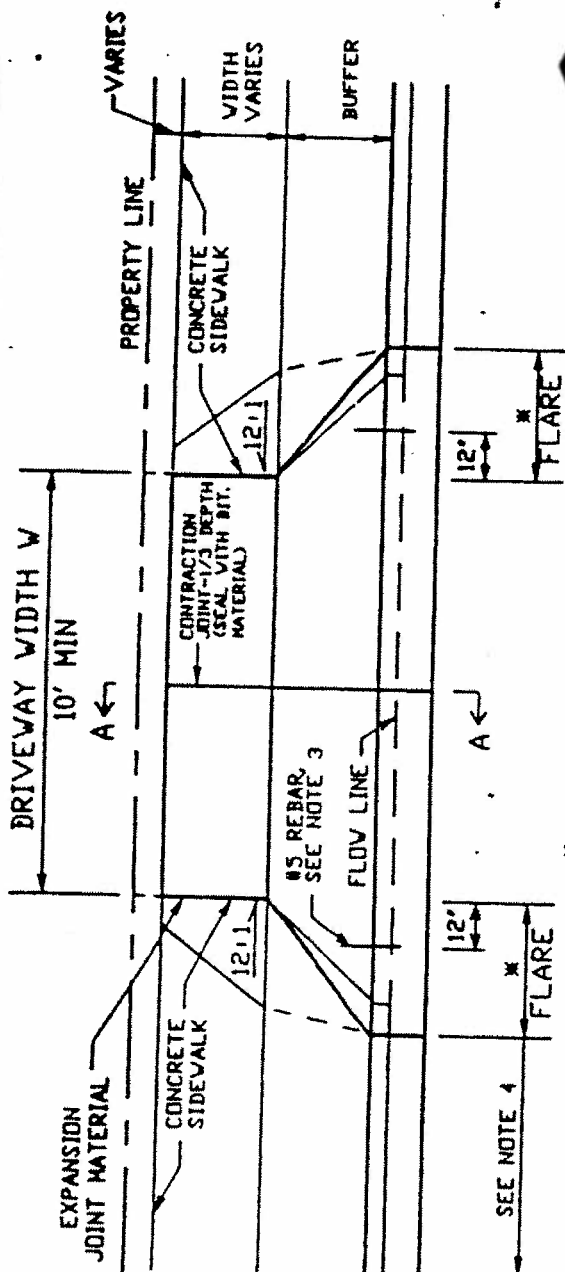
R-90 Zone: buildable lot that is narrower than the minimum may use R-75 sideyard setbacks (Sec. 25.03.03.c.4.(b)(iii))

1. SIX (6) INCHES OF CONCRETE, OR
2. SIX (6) INCHES OF BITUMINOUS ASPHALT, OR
3. SIX (6) INCHES OF COMPACTED GRAVEL AND
4. TWO (2) INCHES OF BITUMINOUS ASPHALT, OR
5. OTHER PAVING AS APPROVED BY THE
6. DIRECTOR OF PUBLIC WORKS.

- 1. TO DETERMINE FLARE WIDTH
- 1. FOR RUFF STRIP 3 FEET OR LESS
- THE FLARE WIDTH SHALL BE 3 FEET.
- 2. FOR RUFF STRIP BETWEEN 3 AND 5 FEET,
- THE FLARE WIDTH SHALL BE 3 FEET.
- 3. FOR RUFF STRIP 5 FEET OR GREATER,
- THE FLARE WIDTH SHALL BE 5 FEET.



240 876.538.7



## SECTION A-A

- NOTES:
1. ALL CONCRETE TO BE MSHA MIX NO 2, AIR ENTRAINED. REFER TO MSHA SPECIFICATIONS FOR MATERIAL AND METHODS OF CONSTRUCTION.
  2. NO GRADES SHALL EXCEED 12:1 WITHOUT SPECIFIC AUTHORIZATION OF THE CITY INSPECTOR.
  3. JOINT AT GUTTER EDGE IS OPTIONAL, WHERE USED, APRON IS TO BE TIED TO GUTTER WITH MINIMUM 18' LENGTH #5 REBAR AT 5' C-C.
  4. CURB AND GUTTER REMOVAL CAN NOT RESULT IN A REMAINDER LENGTH (JOINT TO JOINT) OF LESS THAN FIVE FEET.
  5. THE PERMITEE IS RESPONSIBLE TO ENSURE NO PORTION OF THE FINISHED APRON CROSSES A TANGENT EXTENSION OF THE SIDE PROPERTY LINE.
  6. THE PERMITEE IS RESPONSIBLE FOR GRADING, SODDING DISTURBED AREAS AND MISCELLANEOUS RELATED WORK.
  7. SUBGRADE TO BE COMPACTED TO 95% AASHTO T-99.
  8. LOCATION AND TYPE APRON ARE SUBJECT TO APPROVAL OF THE CITY ENGINEER.

SUBJECT TO APPROVAL OF THE CITY ENGINEER.

10-7-93

REVISION

DETAIL  
61

**BUFFER/SIDEWALK COMBINATION  
RESIDENTIAL DRIVE**

APPROVED BY Gerald E. Morningstar  
GERALD E. MORNINGSTAR

DATE 11/20/91

ROCKVILLE

December 2010 Tree Inventory by E. Cary and P. Perez, City Forester's office

FTPO Significant Tree List including nearby off-site trees, for Lot 23 re-subdivision of lots 14 and 15, PLT2011-00506

(Vacant area is adjacent to 21 Wall Street and appears to be part of this lot.)

<u>Tree #</u>	<u>Size<sup>1</sup></u>	<u>Type</u>	<u>Condition</u>	<u>Remarks</u>
1	28"	Maple		street tree
2	22"	black cherry	fair	leaning
3		black cherry	fair	off-site
4	38"	red oak	good	co-owned
5	16"	Am. Holly	good	near property line
6	13"	blue spruce	good	
7	20"	Norway spruce	good	
8	22"	Chamaecyparis sp.	good	triple
9	18"	Chamaecyparis sp.	good	

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<sup>1</sup> Sizes are shown in approximate D.B.H.





City of Rockville  
Department of Community Planning and Development Services  
Historic Preservation Office  
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230  
www.rockvillemd.gov/historic

# HDC

## APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: New Home at 23 wall Street Rockville, MD 20850

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP <u>23 wall Street Rockville, MD 20850</u>		
	SUBDIVISION <u>RT Vers Addition to Rockville</u>	LOT <u>part of Lot 15 / AKA Lot 23</u>	BLOCK <u>Lot 23</u>
	ZONING <u>R90 &amp; R75</u>	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet) <u>7144</u>
APPLICANT	NAME		MAILING ADDRESS - NUMBER, STREET, CITY, STATE, ZIP
	FIRST <u>James and Melissa</u>	<u>8009 Brethren Dr</u>	
	LAST <u>Schaller</u>	<u>Gaithersburg, MD 20879</u>	
PROPERTY OWNER	FIRST <u>Beitske</u>	<u>(under contract with</u>	
	LAST <u>Lai</u>	<u>James and Melissa Schaller)</u>	
ARCHITECT Registration # <u>7403-R</u>	COMPANY		
	<u>Claude C. Lapp Architects (Rockville, MD)</u>		
	LAST <u>Lapp</u>	FIRST <u>Claude</u>	<u>Christopher</u>

SCOPE OF WORK		
<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input checked="" type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER

\* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): construction of a new home at  
23 wall Street, Rockville, MD 20850

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF	
Application #:	<u>HDC-2013-00596</u>
Public Hearing Date:	
Decision	<input type="checkbox"/> Approved <input type="checkbox"/> Staff Approval
	<input type="checkbox"/> Denied <input type="checkbox"/> Approved w/conditions
45 Day Review Date:	
Staff reviewer:	

Signature of Applicant

Melissa M. Schaller

RECEIVED  
AUG 03 2012  
COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES

Received by:	<u>Jim Morabito</u>
Accepted by:	<u>Robin Zick</u>
Date:	<u>8/3/12</u>

See reverse side  
Revised 3/07



City of Rockville  
 Department of Community Planning and Development Services  
 Historic Preservation Office  
 111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230  
[www.rockvillemd.gov/historic](http://www.rockvillemd.gov/historic)

# HDC

## SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

### 1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

### 2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at [www.rockvillemd.gov/historic/tech-guides.html](http://www.rockvillemd.gov/historic/tech-guides.html) or in printed form at the Department of Community Planning and Development Services.\*

### 3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting. 8/17/12

### 4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

### 5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County. 7/20/11

### 6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

### 7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.

*Chenya M. Schaller*  
 \_\_\_\_\_  
 Applicant's Signature

8/3/12  
 \_\_\_\_\_  
 Date

\*In addition to the City's *Technical Guides for Exterior Alterations* (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: [www.cr.nps.gov/hps/tps/standards/rehabilitation.htm](http://www.cr.nps.gov/hps/tps/standards/rehabilitation.htm)
- The HDC's Adopted Architectural Design Guidelines: [www.rockvillemd.gov/historic/guidelines1977.htm](http://www.rockvillemd.gov/historic/guidelines1977.htm)

**APPLICATION FOR ROCKVILLE HISTORIC DISTRICT COMMISSION**

**23 WALL STREET ROCKVILLE, MARYLAND 20850**

**JAMES AND MELISSA SCHALLER 8/3/2012**

**1. SITE PLAN**

- A. LOT DIMENSIONS OF 23 WALL STREET ARE 51' X 140'. 7,140 SQUARE FEET TOTAL.
- B. ATTACHED IS THE PLAT OF 23 WALL STREET AS WELL AS THE HOUSE DIMENSIONS
- C. ATTACHED IS THE PLAT OF 23 WALL STREET WITH THE LOCATION OF A DRIVEWAY, WALKWAY, FENCE, PATIO, ONE CAR DETACHED GARAGE AND PLANTING AREAS
- D. THE AFOREMENTIONED ITEMS ALL HAVE A NORTH ARROW WITH THE DATE AND SCALE OF PLAN

**2. LANDSCAPING PLAN**

- A. ATTACHED IS THE PLAT OF 23 WALL STREET WITH CURRENT TREE PLACEMENT SKETCHED IN
- B. ATTACHED IS THE PLAT OF 23 WALL STREET WITH CURRENT TREE SPACING INCLUDED
- C. ATTACHED IS THE PLAT OF 23 WALL STREET WITH THE NUMBER AND TYPES OF TREES EXISTING AND PROPOSED
- D. ATTACHED IS THE PLAT OF 23 WALL STREET WITH THE LAYOUT AND DESCRIPTIONS OF PLANTS WE INTEND TO ADD TO THE PROPERTY
- E. ATTACHED IS THE PLAT OF 23 WALL STREET WITH THE HEIGHT AND SPREAD AT INSTALLATION AND AT MATURITY

**3. ARCHITECTURAL DRAWINGS (INCLUDE NORTH ARROW, DATE, SCALE AND DIMENSIONS)**

- A. THE PROPOSED HOME AT 23 WALL STREET WILL BE 35' HIGH AT THE ROOF. IT WILL BE A TWO STORY HOME AND STAY IN LINE WITH THE HOMES TO THE LEFT AND RIGHT OF THE PROPERTY.
- B. THE SIDING FOR THE PROPOSED HOME AT 23 WALL STREET WILL BE MADE BY JAMES HARDIE. EACH SECTION IS 12' BY 8 1/4" WITH A 7" EXPOSURE.

- C. THE WINDOWS AND DOORS AT 23 WALL STREET WILL BE MADE BY THERMATRU AND ANDERSEN. EXTERIOR DOORS WILL BE 3' WIDE BY 6'8" HIGH, AS DESIGNATED ON ARCHITECTURAL PLANS. WINDOWS WILL RANGE FROM 16" HIGH TO 3' WIDE BY 6" HIGH.
- D. THE RAILING DIMENSIONS FOR THE FRONT PORCHES ON THE EXTERIOR OF THE HOME AS WELL AS THE SMALL SIDE STOOP ARE 36" MIN. HEIGHT TO MEET CODE.
- E. THE ROOF PLAN FOR 23 WALL STREET IS AS FOLLOWS: 30 YEAR ASPHALT/FIBERGLASS, ARCHITECTURAL SHINGLE.
- F. THE TRIM FOR 23 WALL STREET WILL 5/4" MAINTAINANCE FREE WOOD LOOK EXTERIOR TRIM.
- G. THE EXTERIOR STAIRS (FOUND AT THE FRONT OF THE HOME AT 23 WALL STREET) WILL BE MADE OF CONCRETE. A POTENTIAL SMALL SET OF STAIRS AT THE REAR OF THE HOME WILL BE MADE OF WOOD AND MAINTAINANCE FREE TRIM OR CONCRETE.
- H. THE EXTERIOR OF THE CHIMNEY AT 23 WALL STREET WILL BE WRAPPED IN SIDING TO MATCH THE HOME AND WILL BE A HEIGHT TO MEET CODE.
- I. THERE WILL BE NO SIGNS POSTED ON THE PROPERTY ASIDE FROM A POTENTIAL NAME ON A MAILBOX ON THE FRONT STOOP OF THE HOME.

#### 4. PHOTOGRAPHS

PHOTOGRAPHS OF THE EXISTING PROPERTY HAVE BEEN INCLUDED IN THIS REPORT AND CAN BE FOUND IN THE REAR OF THIS BINDER. THEY INCLUDE THE EXISTING BUILDINGS THAT SURROUND THE PROPERTY.

#### 5. PRODUCT INFORMATION (COMPOSITION TO THE BEST OF OUR KNOWLEDGE)

- A. ROOF MATERIALS –30 YEAR ARCHITECTURAL ASPHALT/FIBERGLASS SHINGLE.
- B. SIDING – JAMES HARDIE CEDARMILL
- C. WINDOWS – WOOD AND VINYL
- D. DOORS – FIBERGLASS AND STEEL
- E. GUTTERS – K-STYLE ALUMINUM
- F. DRIVEWAY – PAVED ASPHALT
- G. WALKWAY – POURED CONCRETE
- H. FLOORING – HARDWOOD AND CARPETING
- I. PATIO – POURED CONCRETE
- J. RAILINGS –MAINTAINANCE FREE, WOOD LOOK, TRADITIONAL PORCH RAIL
- K. FENCE – WOOD
- L. SIGNS – ONLY HOUSE/ADDRESS NUMBERS IN SIZE TO MEET CODE

LP.F. M 184535 E 31.07 LP.S.

RELEASER OF LOT 15  
ATTENTION TO ROCKWELL  
P.B. & P.B.  
L 5391 F. 852

PART OF LOT 14  
R.T. VETS ADJACENT TO ROCKDALE  
P.D. A. P.6  
L. 3911 F. 796

LOT 23  
143.9 SQ. FT.

7142.9 SQ. FT.  
(PLOT 207)

N 73°00'00" W 130.57'  
 P.B. A. P. 6  
 L. 39:11 E. 796

1.P.F. 1.P.S.

WALL STREET  
40.5' E/W (Plot Book A Plot 40)

49.5' R/W (Plat Book A, Plat 40)

1 HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVICTED TO HANLEY (DECEASED) AND ELSING, ET AL. BY ALL THE LAND OF BRADSHAW, N. HANLEY, BY DEED DATED SEPTEMBER 22, 1894 AND RECORDED IN BOOK 11, PAGE 276, AND ALSO BEING KNOWN AS PLATS OF LOTS 14 & 15 IN THE SUBDIVISION KNOWN AS "THE LEEB" AND, ALSO BEING KNOWN AS PLATS OF LOTS 14 & 15 IN THE SUBDIVISION KNOWN AS "THE LEEB". IN ADDITION, TO KNOWABLE AS RECORDED IN PLAT BOOK A, ALL BEING RECORDED IN THE LAO RECORDS OF HONOLULU COUNTY, HAWAII, AND THAT PROPERTY OWNERS WERE MARKED TRUSTEES OF THE LAO LOT 13 WHICH IS SHOWN HEREON. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION FOR THE PART OF LOT 13 WHICH IS 71,515 SQUARE FEET, OF WHICH IS DESIGNATED FOR PUBLIC USE.

~~DATE~~ 11/18/2020



JOSEPH E. SANDER  
PROFESSIONAL LAND SURVEYOR  
MD. REG. #21228

**FOR PUBLIC WORK AND OTHER SYSTEMS ONLY**

CITY OF ROCKVILLE PLANNING COMMISSION

APPROXIMATELY 10% OF THE TOTAL POPULATION OF THE UNITED STATES IS REPORTED TO BE OF ITALIAN ORIGIN.

**RECOMMENDATION**

**CHILD**

LOT 23  
DEDICAT

143.0 S.F. OR 0.1640 ACRES  
N/A

1640 ACRES  
R/A

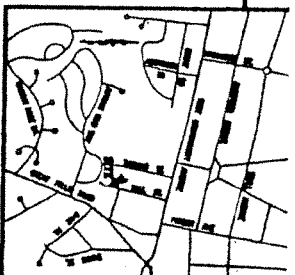
**GRAPHIC SCALE**



**SNIDER & ASSOCIATES**  
**LAND SURVEYORS**  
20270 GOLDENROD LANE, SUITE 110  
GERMANTOWN, MARYLAND 20876  
301/948-5100 Fax 301/948-1286

PLAT NO.

RECEIVED  
AUG 03 2012  
COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES



**VICINITY MAP**  
ADC MAP 37 TH EDITION  
ADC MAP 89, PAGE A, GRID 7  
SCALE: 1" = 8000'

**OWNER'S CERTIFICATE:**  
WE HARRY IN (NENASIN)

[illegible]

DATE \_\_\_\_\_  
 BEATRICE B. LOY, OWNER \_\_\_\_\_  
 WITNESS \_\_\_\_\_

RECEIVED  
NOV 15 2003  
COMMUNITY & JUVENILE  
AND ADULT SERVICES DIVISION

SUBDIVISION RECORD PLAT

**LOT 23**

(BEING A RE-SUBDIVISION OF PARTS  
OF LOTS 14 & 15)

R.T. VEIRS

## ADDITION TO ROCKVILLE

MONTCOMERY COUNTY, MARYLAND  
SCALE: 1" = 20' NOVEMBER 2010

PREPARED BY

**SNIDER & ASSOCIATES**

## LAND SURVEYORS

20270 GOLDENROD LANE, SUITE 110  
GERMANTOWN, MARYLAND 20874

301/948-5100 Fax 301/948-1286

## Attachment A



PART OF LOT 9  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L 36039 F. 261

PART C  
R.T. VEIRS ADDITION  
P.B. A  
L 1081

I.P.F. N 16°45'53" E 51.07'

L.P.S.

REMAINDER OF LOT 15  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L 5391 F. 852

PART  
R.T. VEIRS ADDITION  
P.B. A  
L 391

N 73°00'00" W 139.90'

N 73°00'00" W 139.87'

**RECEIVED**  
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AND DEVELOPMENT SERVICES

10' P.U.E.

I.P.F.

S 16°44'12" W 51.07'

L.P.S.

**WALL STREET**

**1B**

P.B. A P.6

PART OF LOT 9  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 36039 F. 261

PART  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 10

I.P.F. N 16°45'53" E 51.07' I.P.S.

REMAINDER OF LOT 15  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 5391 F. 852

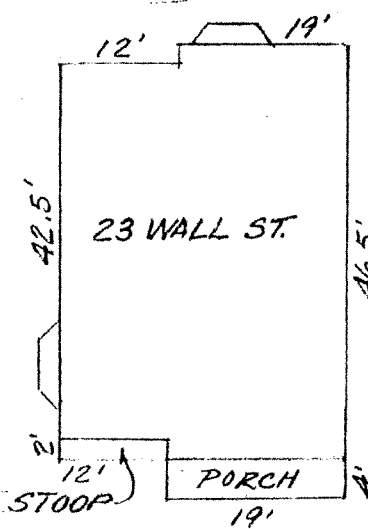
PART  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 39

N 73°00'00" W 139.90'

N 73°00'00" W 139.87'

SCALE 1"=20'  
7-30-12

**RECEIVED**  
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COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES



10' P.U.E.

I.P.F. S 16°44'12" W 51.07' I.P.S.

**WALL STREET**

12 + 12 + 10 = 34

10

P.B. A P.B.

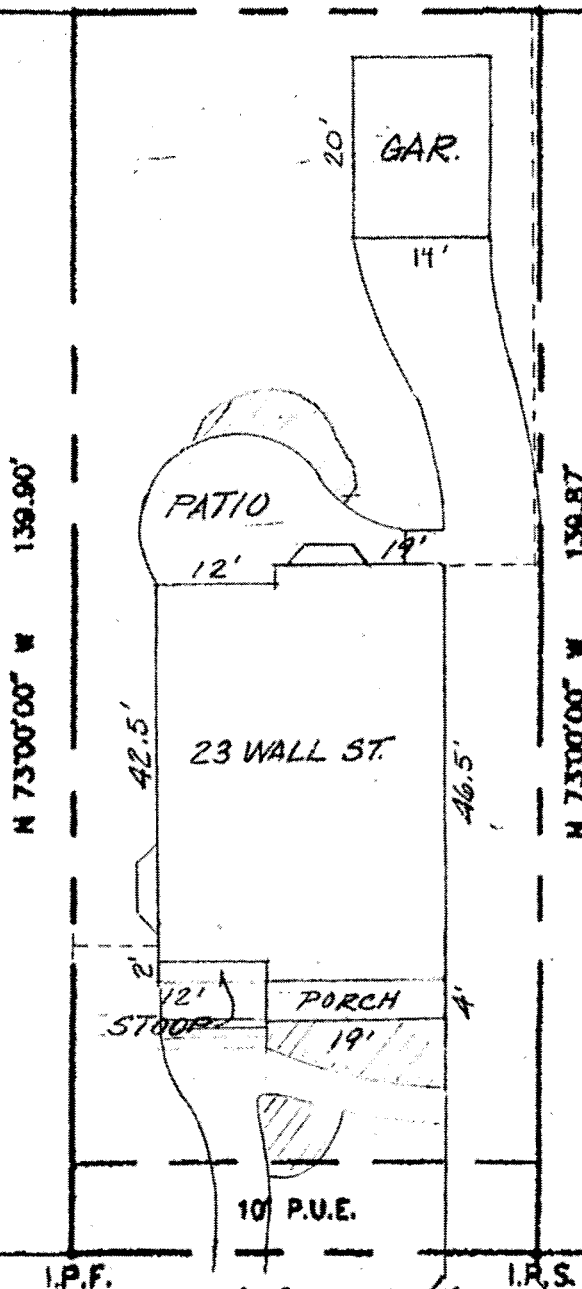
PART OF LOT 9  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.B.  
L 38039 F. 261

PART  
R.T. VEIRS ADD  
P.B.  
L 10

REMAINDER OF LOT 15  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.B.  
L 5391 F. 852

PART  
R.T. VEIRS ADD  
P.B.  
L 36

I.P.F. N 18°45'53" E 51.07' L.P.S.



SCALE 1" = 20'  
7-30-12

POSSIBLE FENCE

PLANTING AREAS

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AND DEVELOPMENT SERVICES

WALL STREET

Attachment 10  
2A9B

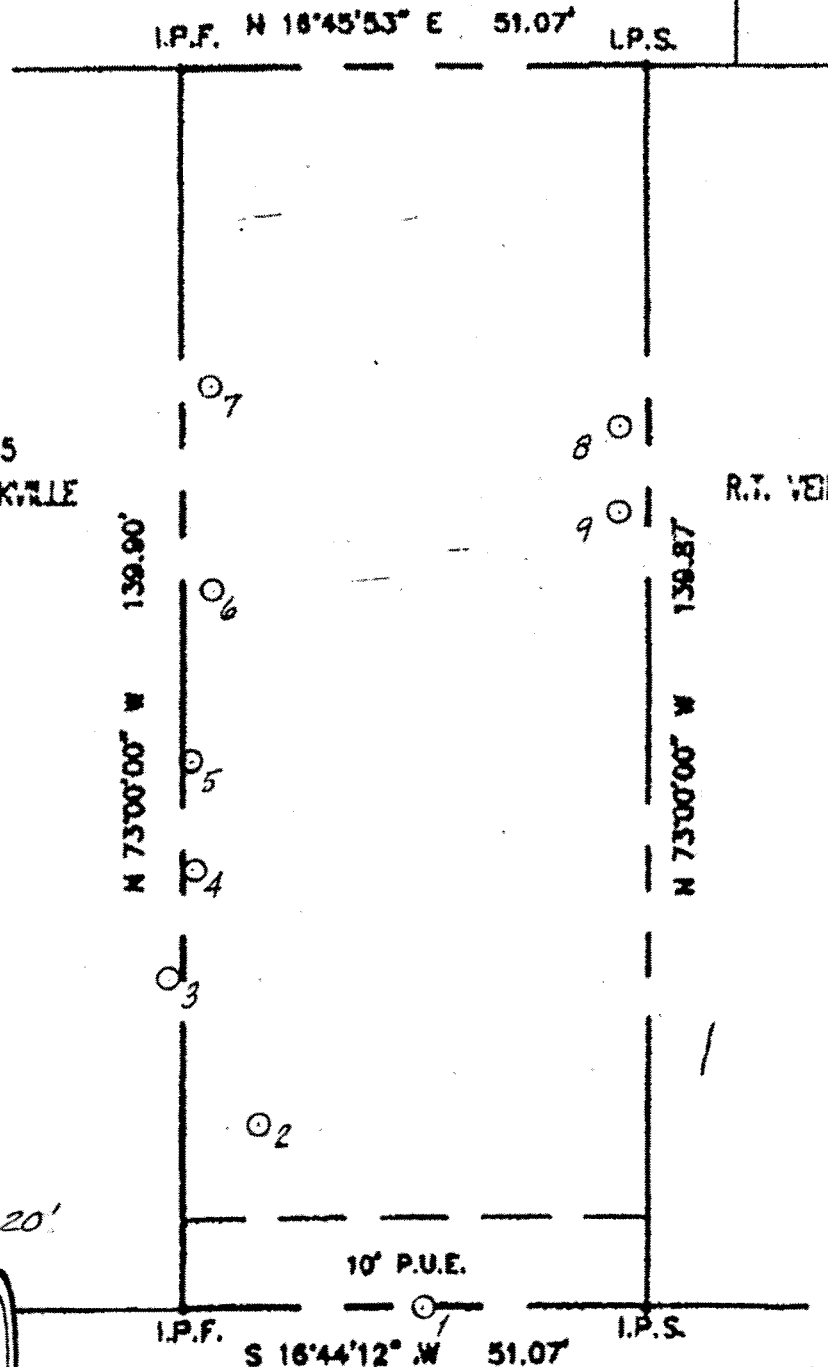


PART OF LOT 9  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 36039 F. 261

PART C  
R.T. VEIRS ADDITION  
P.B. A  
L. 1081

REMAINDER OF LOT 15  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 5391 F. 852

PART  
R.T. VEIRS ADDITION  
P.B. A  
L. 391



SCALE 1"=20'

7-30-12

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COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES

WALL STREET



PART OF LOT 9  
R.T. WEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 38039 F. 261

PART C  
R.T. WEIRS ADDITION  
P.B. .  
L. 1081

I.P.F. N 16°45'53" E 51.07' L.P.S.

PROP.  
△ ENGLISH  
- REDBUD

REMAINDER OF LOT 15  
R.T. WEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 5391 F. 852

PART  
R.T. WEIRS ADDITION  
P.B.  
L. 391

N 73°00'00" W 139.90'

N 73°00'00" W 139.87'

○ = EXISTING TREES  
SIZE & TYPE ATTACHED  
REMOVE STREET TREE  
#1 & TREE #2. POOR COND.

REMOVE TREES #8 & #9  
FOR DRIVEWAY CONSTR.

△ = NEW TREES

PROP.  
△ CREPE MYRTLE

10' P.U.E.

I.P.F. S 16°44'12" W 51.07' L.P.S.

WALL STREET

RECEIVE

AUG 03 2012

COMMUNITY PLANNING  
AND DEVELOPMENT SERVICE

Map Output



Map Output

<http://mapserver/service.com.esri.estimap.Estimap?Service...>

**RECEIVED**  
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COMMUNITY PLANNING  
AND DEVELOPMENT

10-11

Map Output

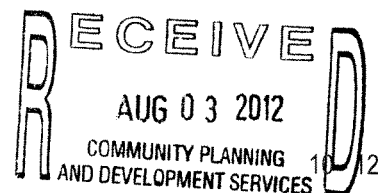
December 2010 Tree Inventory by E. Cary and P. Perez, City Forester's office

FTPO Significant Tree List including nearby off-site trees, for Lot 23 re-subdivision of lots 14 and 15, PLT2011-00506

(Vacant area is adjacent to 21 Wall Street and appears to be part of this lot.)

<u>Tree #</u>	<u>Size<sup>1</sup></u>	<u>Type</u>	<u>Condition</u>	<u>Remarks</u>
1	28"	Maple		street tree
2	22"	black cherry	fair	leaning
3		black cherry	fair	off-site
4	38"	red oak	good	co-owned
5	16"	Am. Holly	good	near property line
6	13"	blue spruce	good	
7	20"	Norway spruce	good	
8	22"	Chamaecyparis sp.	good	triple
9	18"	Chamaecyparis sp.	good	

<sup>1</sup> Sizes are shown in approximate D.B.H.



P.B. A

Attachment 10  
**2D9E**

PART OF LOT 9  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 58039 F. 261

PART 1  
R.T. VEIRS ADD  
P.B.  
L. 108

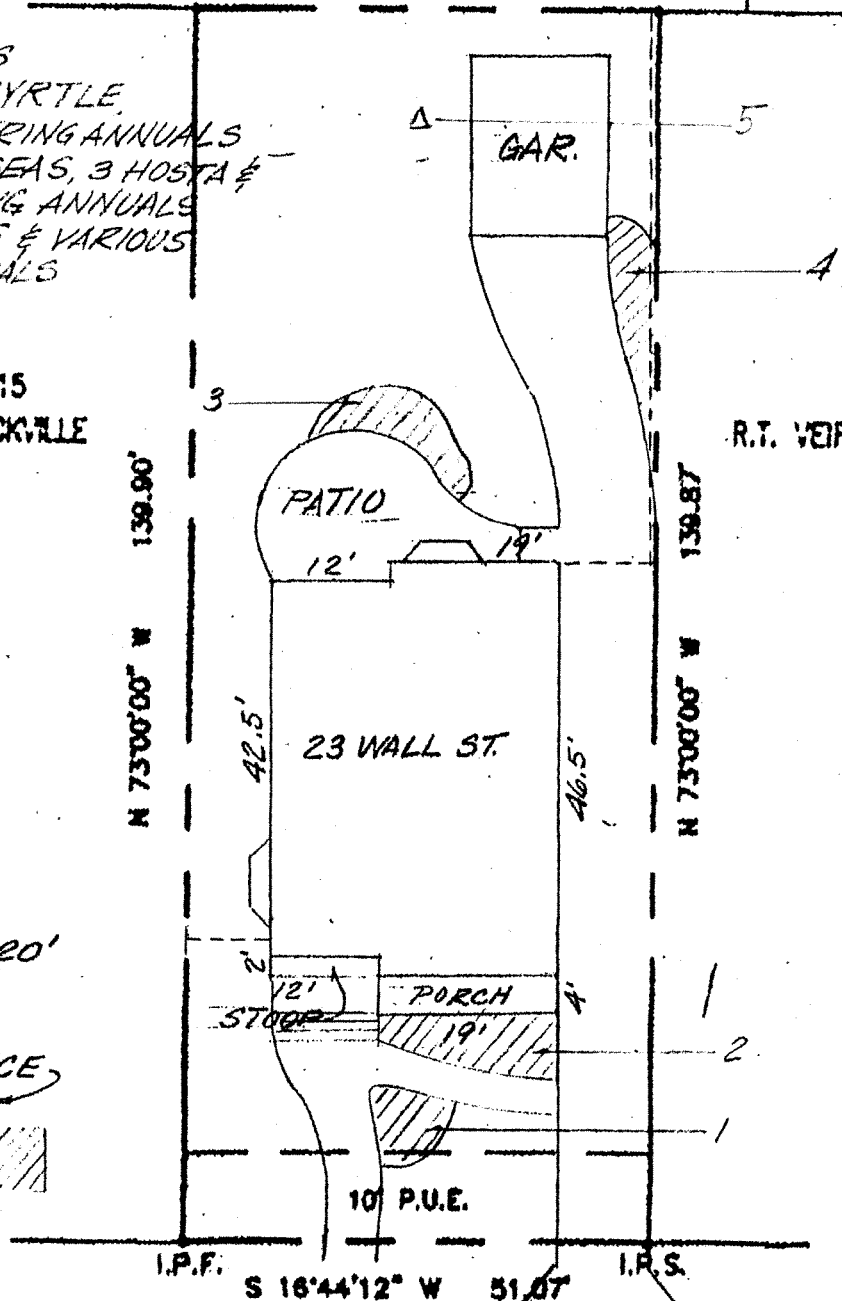
I.P.F. N 16°45'53" E 51.07' L.P.S.

- PLANTING BEDS**
- 1 - 8' TO 10' CREPE MYRTLE, LYSIMACHIA & FLOWERING ANNUALS
  - 2 - 2 OLIVIA HYDRANGEAS, 3 HOSTA & VARIOUS FLOWERING ANNUALS
  - 3 - 3 GUMPO AZALEAS & VARIOUS FLOWERING ANNUALS
  - 4 - 5 HOSTA
  - 5 - ENGLISH REDBUD

REMAINDER OF LOT 15  
R.T. VEIRS ADDITION TO ROCKVILLE  
P.B. A P.6  
L. 5391 F. 852

PART  
R.T. VEIRS ADD  
P.B.  
L. 39

SCALE 1" = 20'  
7-30-12  
POSSIBLE FENCE  
PLANTING AREAS -



**WALL STREET**

RECEIVED  
AUG 03 2012  
COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES



FRONT ELEVATION

$$10^8 = 10^0$$

23 WALL STREET

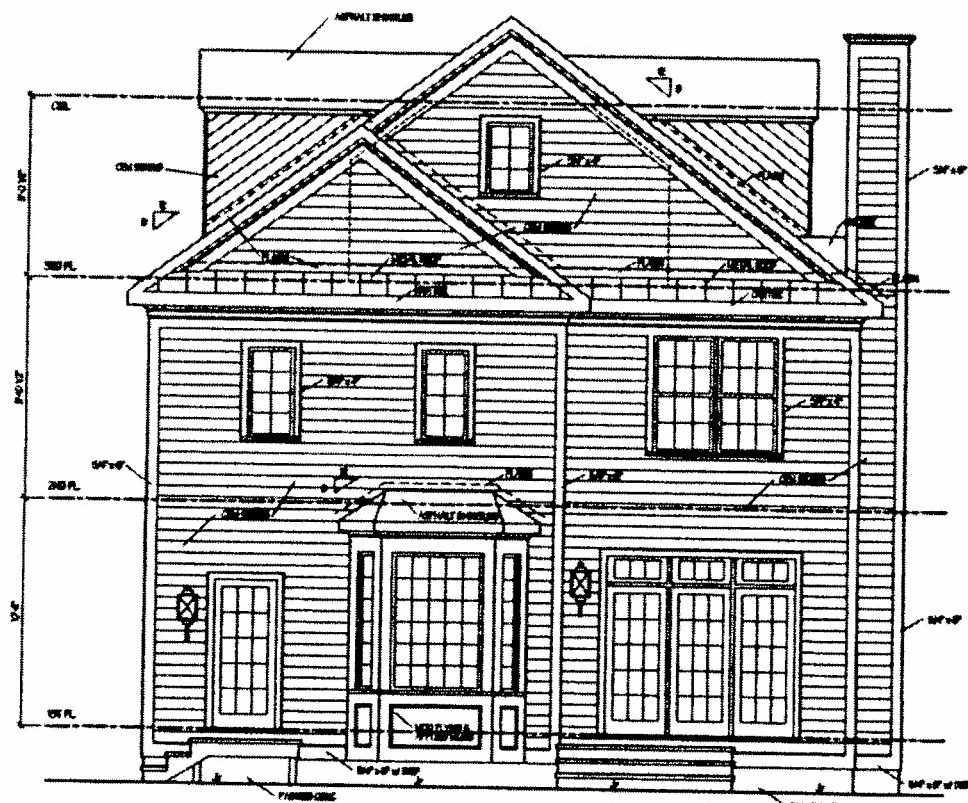
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THESE PLANS AND DRAWINGS  
ARE NOT TO BE REPRODUCED  
IN ANY FORM OR  
MANNER WITHOUT THE  
EXPRESS WRITTEN CONSENT  
OF CLAUDE C. LAPP, ARCHITECT

Ⓢ

CLAUDE C. LAPP  
ARCHITECT

11425 Parkman Circle • Rockville • Maryland • 20853  
Suite 100 • Tel: 301-991-6888 • Fax: 301-770-9100

Date  
8-15-12



REAR ELEVATION

1/8" = 1'-0"

23 WALL STREET

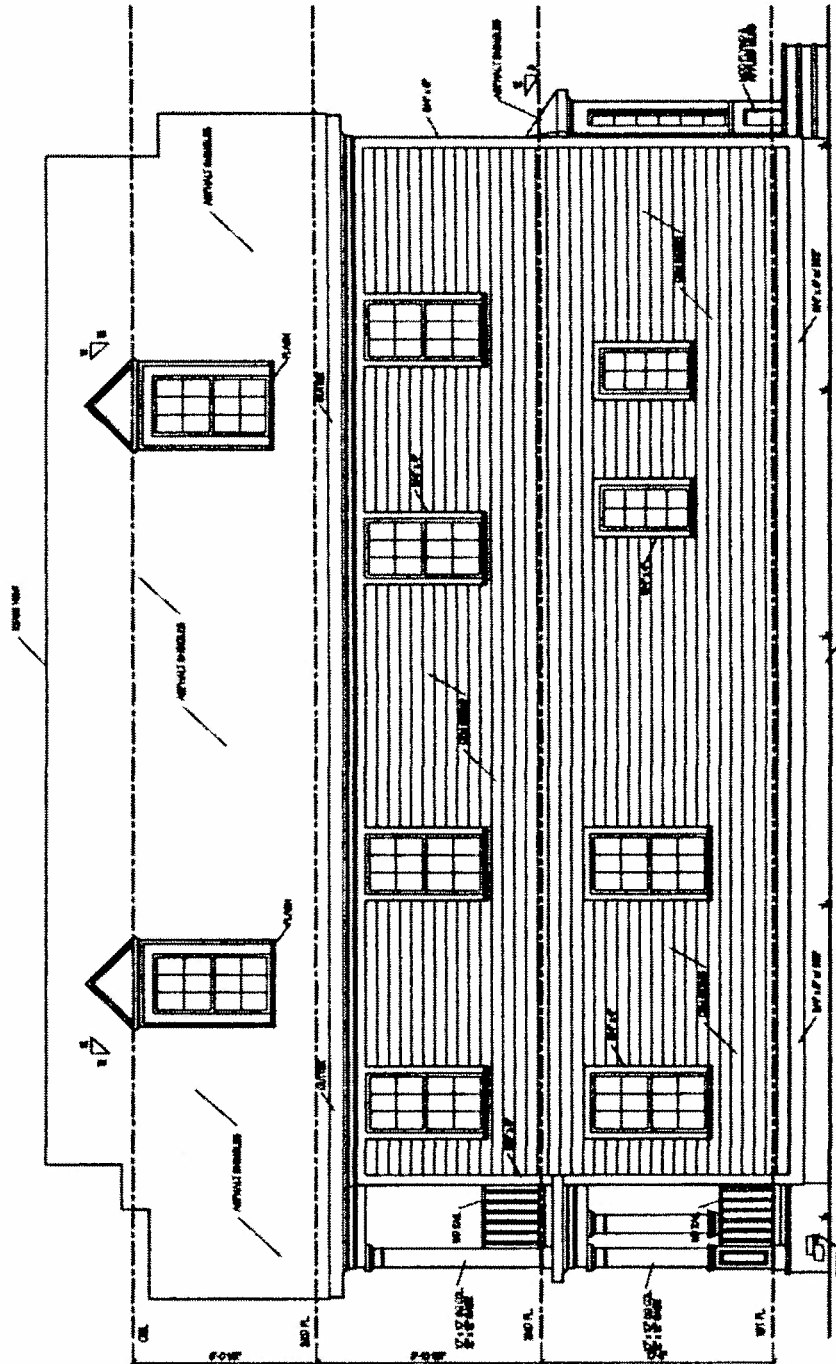
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 OF CLAUDE C. LAPP, ARCHITECT



CLAUDE C. LAPP  
 ARCHITECT

11000 Parkview Drive • Rockville • Maryland • 20850  
 Suite 100 ph: 301-881-0888 fax: 301-770-0888

Date  
 8-15-12



RIGHT ELEVATION  
1/8" = 1'-0"

23 WALL STREET

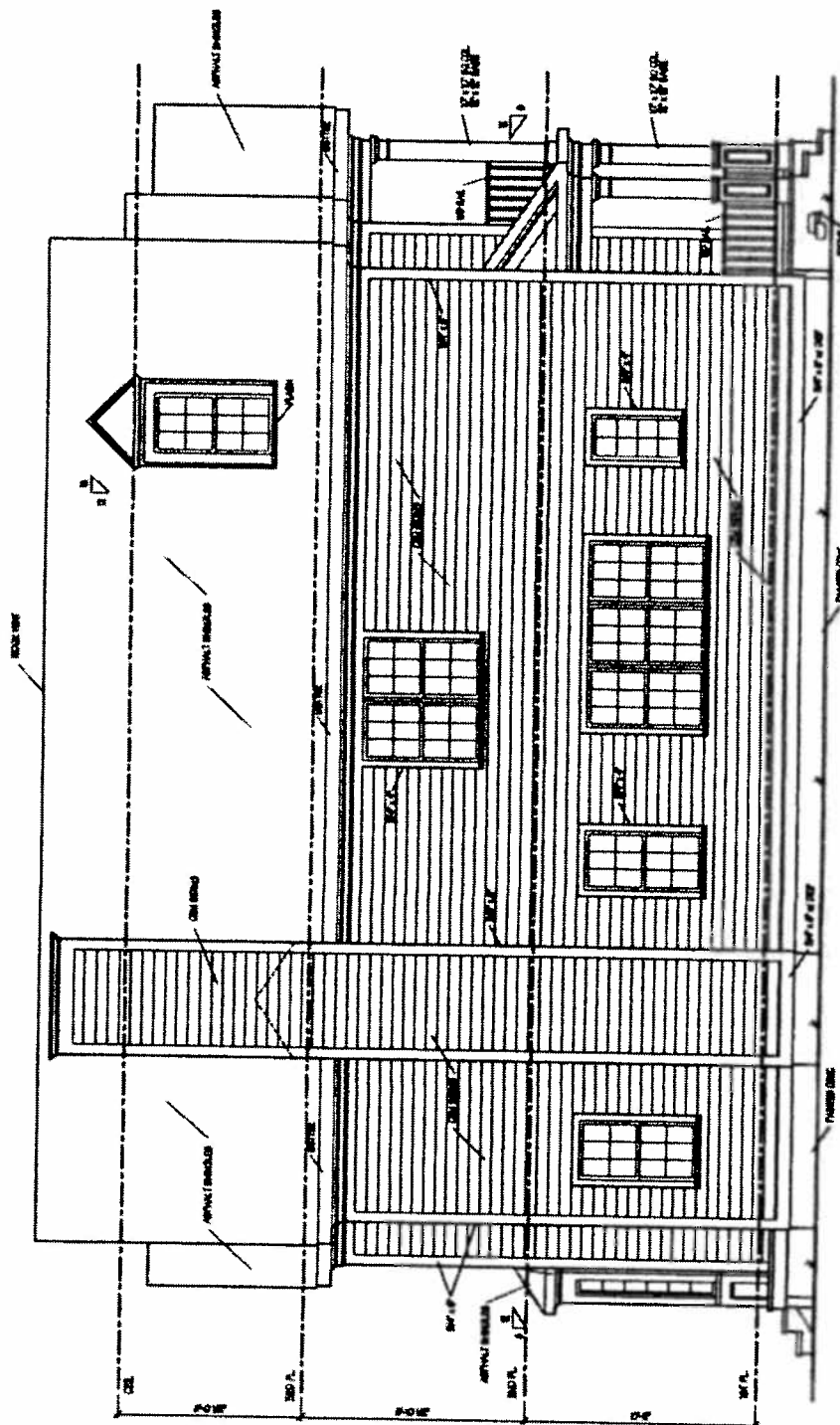
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CLAUDE C. LAPP  
ARCHITECT

11000 Parkview Drive • Rockville • Maryland • 20852  
Suite 100 ph: 301-494-6888 fax: 301-770-6188

Date  
8-15-12



**LEFT ELEVATION**

$$1/8^m = 1-0^m$$

23 WALL STREET

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THESE PLANS AND DRAWINGS  
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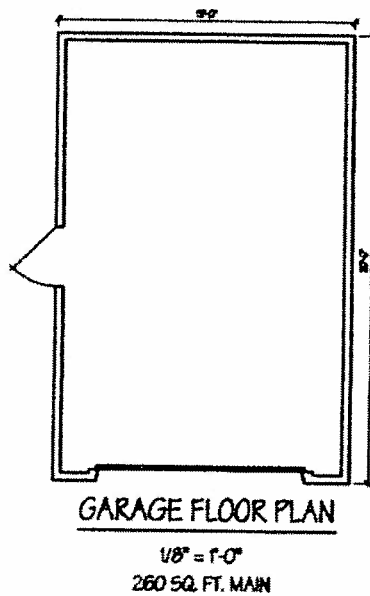
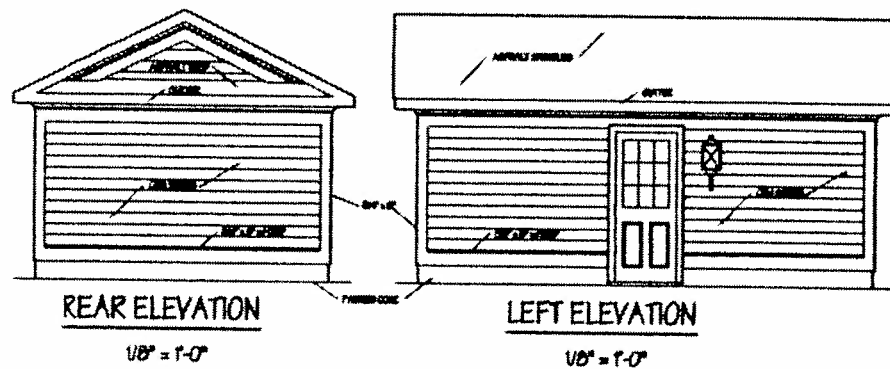
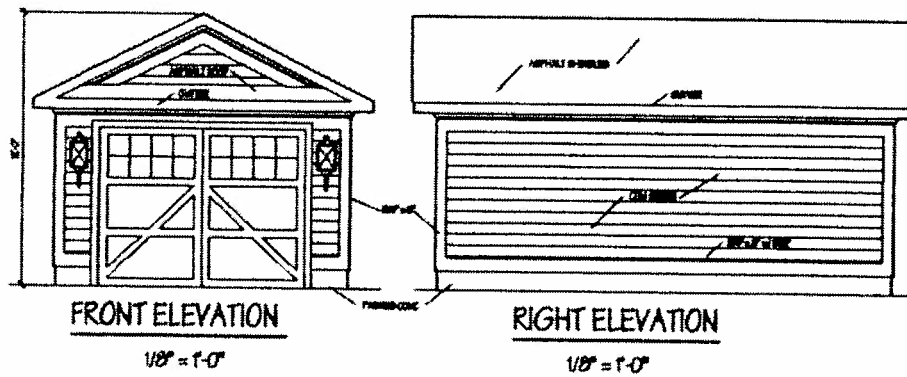


CLAUDE C. LAPP  
ARCHITECT

15220 Parkview Drive • Rockville • Maryland • 20850  
Belle 100 • tel: 301-584-6600 • fax: 301-770-2100

2


8-15-12



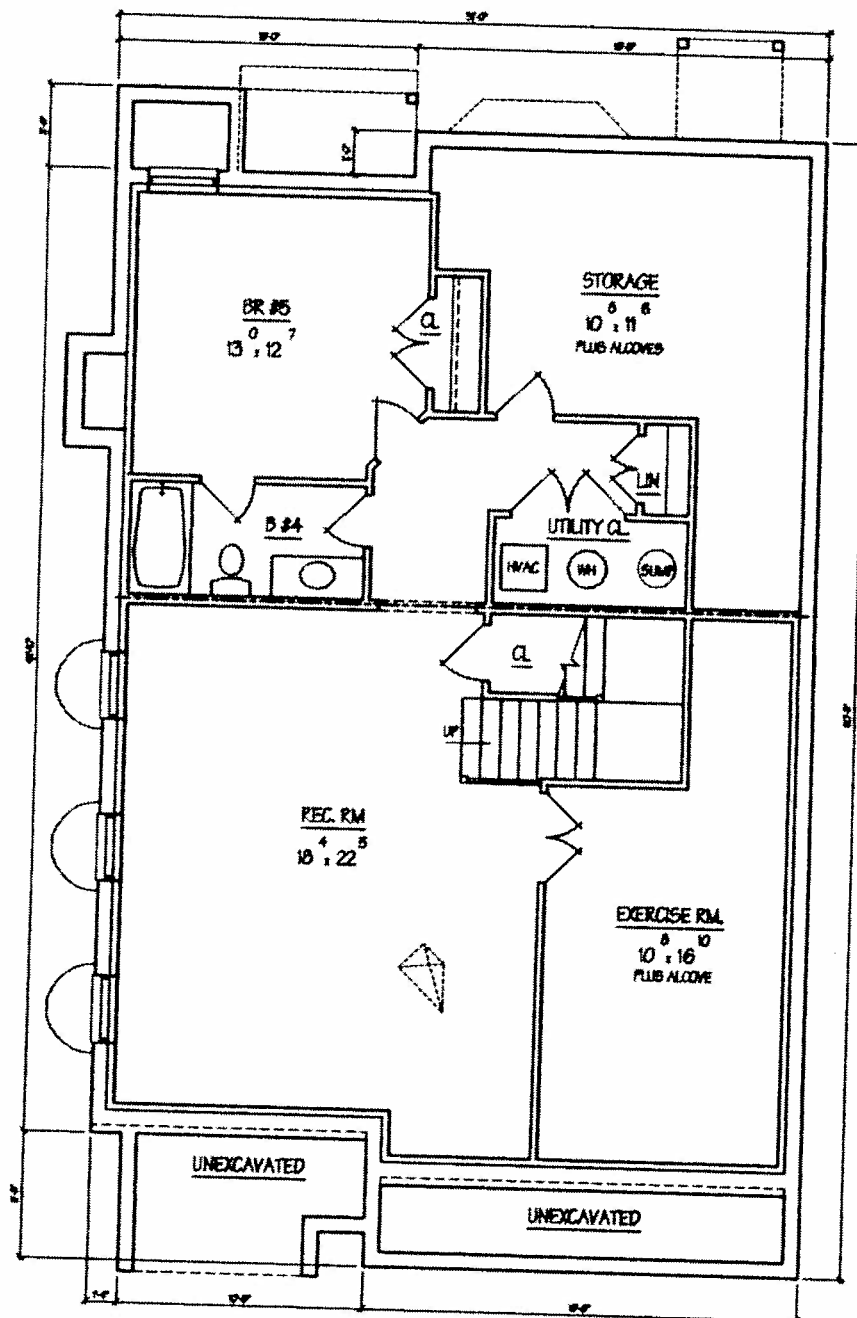
260 SQ. FT. MAIN

23 WALL STREET

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 CLAUDE C. LAPP  
ARCHITECT  
11000 Parkview Circle • Potomac • Maryland • 20854  
Suite 100 ph: 301-894-6888 fax: 301-776-6163

Date  
8-15-12



# **BASEMENT PLAN**

1/8" = 1'-0"

1040 SQ. FT. FINISHED  
250 SQ. FT. UNFINISHED

**23 WALL STREET**

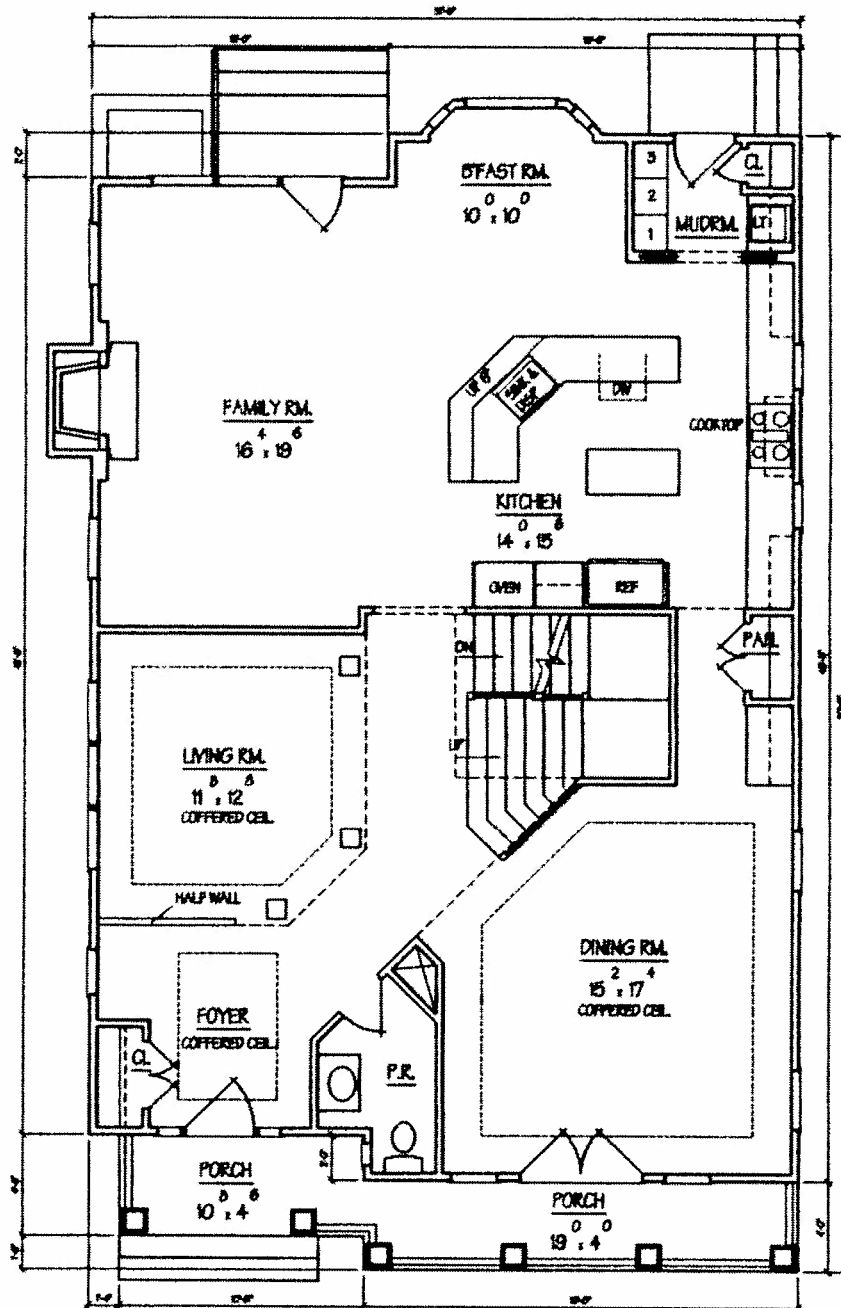
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**8-15-12**



FIRST FLOOR PLAN

1/8" = 1'-0"

1401 SQ. FT. MAIN  
124 SQ. FT. PORCH  
260 SQ. FT. GARAGE

23 WALL STREET

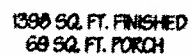
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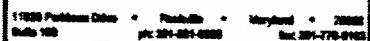
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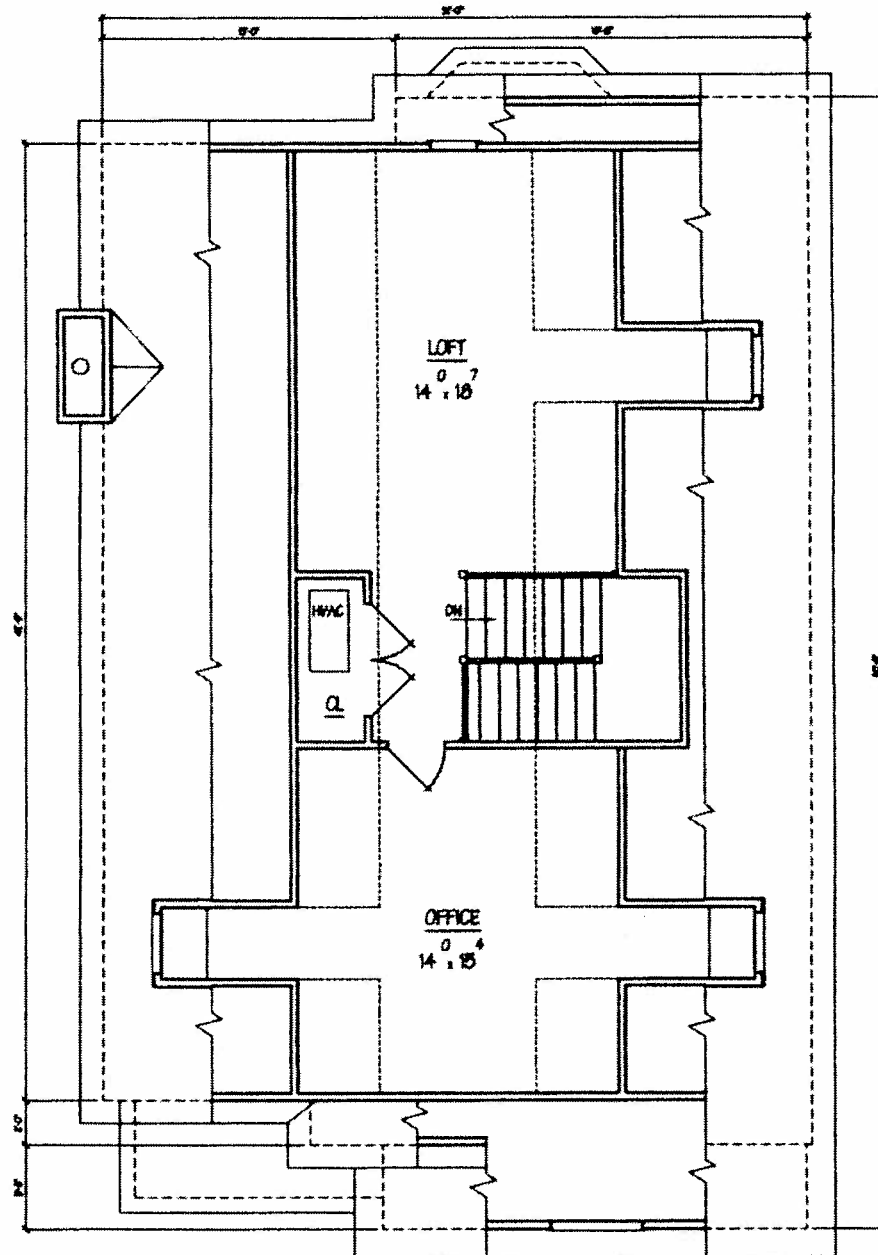
11400 Potomac Drive • Potomac • Maryland • 20854  
Suite 100 ph: 204-287-6000 fax: 204-776-9100

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**THIRD FLOOR PLAN**

1/8" = 1'-0"

711 SQ. FT. FINISHED

**23 WALL STREET**

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11400 Potomac Drive • Rockville • Maryland • 20850  
Suite 100 ph: 301-891-8888 fax: 301-770-0485

Date  
**8-15-12**

PHOTO TAKEN WHILE STANDING ON WALL STREET, LOOKING FROM THE FRONT OF THE LOT  
TO THE BACK.



RECEIVED  
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COMMUNITY PLANNING  
AND DEVELOPMENT SERVICES

**PHOTO TAKEN WHILE STANDING AT THE REAR OF THE LOT AND LOOKING TOWARD WALL STREET.**



PHOTO TAKEN WHILE LOOKING AT THE LEFT SIDE OF THE PROPERTY, FRONT TO BACK, FROM  
ACROSS WALL STREET.



**PHOTO TAKEN WHILE APPROACHING THE PROPERTY FROM WEST MONTGOMERY AVENUE.**



**PHOTO TAKEN WHILE LOOKING ACROSS LOT AT NEIGHBORING HOME AT 25 WALL STREET.**



**PHOTO TAKEN WHILE STANDING IN REAR OF LOT, LOOKING ACROSS PROPERTY AT 21 WALL STREET.**



**PHOTO TAKEN OF TREES TO BE SAVED BETWEEN 23 WALL STREET AND 25 WALL STREET.**



**PHOTO OF TREES #1 AND #2 (ACCORDING TO INCLUDED MAP) TO BE REMOVED. ACCORDING TO INCLUDED REPORT, THEY ARE IN POOR CONDITION AND LEANING. ROCKVILLE'S CERTIFIED ARBORISTS AND CERTIFIED ARBORIST ADAM DAS (MD LICENSED TREE EXPERT #1827 AND CERTIFIED TREE RISK ASSESSOR #911) OF SAVATREE IN ROCKVILLE, MD ALL INSPECTED THE TREES AT 23 WALL STREET. TREE #1 IS A STREET TREE.**





**5. PRODUCT INFORMATION (COMPOSITION TO THE BEST OF OUR KNOWLEDGE)**

- A. ROOF MATERIALS –30 YEAR ARCHITECTURAL ASPHALT/FIBERGLASS SHINGLE.**
- B. SIDING – JAMES HARDIE CEDARMILL**
- C. WINDOWS – WOOD AND VINYL**
- D. DOORS – FIBERGLASS AND STEEL**
- E. GUTTERS – K-STYLE ALUMINUM**
- F. DRIVEWAY – PAVED ASPHALT**
- G. WALKWAY – POURED CONCRETE**
- H. FLOORING – HARDWOOD AND CARPETING**
- I. PATIO – POURED CONCRETE**
- J. RAILINGS –MAINTAINANCE FREE, WOOD LOOK, TRADITIONAL PORCH RAIL**
- K. FENCE – WOOD**
- L. SIGNS – ONLY HOUSE/ADDRESS NUMBERS IN SIZE TO MEET CODE**

To: Robin Ziek

From: Melissa Miller Schaller

8/22/12

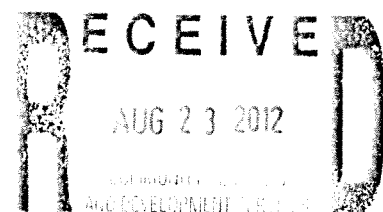
5:21p

7 pages to follow.

Here are the items you requested.

The top surface of the porch will be  
concrete / slate.

Please call with questions!



# Lincoln Windows & Patio Doors

MANUFACTURING EXCELLENCE SINCE 1947

## SWING PATIO DOORS

Our most comprehensive door category, swing products are widely used for nearly every type of project including new construction, remodeling and light commercial. Swing doors are versatile, long-lasting and design friendly.



### PRODUCTS

- Windows
- Patio Doors
- Lincoln Collections
- Replacement Product
- Impact Product
- New at Lincoln
- Timeline Vinyl

### Exteriors

Lincoln offers a selection of four exterior collections for patio doors including: aluminum clad, hybrid, painted and natural wood.

#### Select an exterior:

- Distinction Collection
- Innovation Collection
- Tradition Collection
- Luxury Collection
- More About Lincoln Collections



### Styles

#### In-Swing Patio Doors

Make a statement with Lincoln's most popular door product. In-swing doors blend with almost every architectural theme and they are incredibly stylish. Secure multipoint hardware makes a Lincoln in-swing door both beautiful and strong.

In-swing doors feature an optional 6 5/16" exterior extension jamb. Adjustable hinges are standard (residential) and ball-bearing hinges (light commercial) are available. Easy operating sliding screens feature extruded framing for superior strength.



#### Out-Swing Patio Doors

Lincoln Out-Swing door products are packed with performance and are the platform for StormPac impact rated doors. Simply put, the operating sash of an out-swing door gets pushed tighter against the frame weatherstrip during windy weather.

Also, by swinging to a building's exterior this type of door will not create an interruption to your interior décor. Durable oak thresholds are standard. Optional ADA compliant (low profile) sills are available.



#### French Swing Patio Doors

A French style swing patio doors' most distinguishable feature is its ability to have both panels operate. Lincoln offers extremely functional in-swing or out-swing models that can be used for passing large objects through. An active panel operates as the primary operator and the passive panel need only be utilized when you want the entire use of the net clear opening.

Our strong three-point hardware system looks great, locks securely and is available with either a handle activated bolt or chrome hand/foot bolts (dummy handle optional). French doors are available in 2-wide or 4-wide configurations.



#### Radius Top Swing Patio Doors

Enhance your home with a little curve appeal from Lincoln. By adding a radius top swing patio door in your design, you incorporate a subtle accent that complements almost any architectural theme.

The radius option, available in 6' radius only, can be used with both In-Swing and Out-Swing Patio Doors. Select your radius top option for a single door or use it with our factory mullied side-by-side combinations for a more dramatic statement.

Whether viewed from the curb or inside your home, the gentle slope of our radius doors have lasting design appeal.



#### Mid-Rail Swing Patio Doors

Lincoln swing doors can be accessorized by adding a mid rail option. Rails may be added at any height and typically run horizontally. Additional divisions are made by adding a vertical rail. The spaces created then can be filled with an insulated panel or glass.

Mid rails can be specified in two sizes, 4 1/2" or 6 1/2", and may be used together on the same panel.



#### Panel Bottom Swing Patio Doors

A panel option door is defined by inserting a horizontal mid-rail into our swing door panel. This essentially creates an area that a panel may be

(windows)

# Lincoln Windows & Patio Doors

MANUFACTURING EXCELLENCE SINCE 1947

## DOUBLE HUNG WINDOWS

Double hung windows are widely accepted because of excellent curb appeal, they are easy to open and uncomplicated to tilt and clean.






Lincoln double hung products may feature brilliant colors and grilles to create exterior lines that look great for a conventional building theme. And because we use low-profile sash locks and tilt levers, interiors have an unobstructed view for crisp cosmetics. Enjoy both traditional exterior lines and beautiful, clean interiors—choose Lincoln double hung windows for your next project.

Check out the NEW Quantum DHI!

 New Quantum Series Double Hung



### PRODUCTS

- Windows 
- Casement Windows
- Awning Windows
- Double Hung Windows
- Slider Windows
- Bay/Bow Windows
- Specialty Windows
- Patio Doors 
- Lincoln Collections 
- Replacement Product 
- Impact Product 
- New at Lincoln
- Timeline Vinyl

### Exteriors

Lincoln offers a selection of five exterior collections for windows including: aluminum clad, vinyl clad, hybrid, primed and natural wood.

#### Select an exterior:

- [Distinctive Collection](#)
- [Harmony Collection](#)
- [Innovative Collection](#)
- [Traditional Collection](#)
- [Luxury Collection](#)
- [More About Lincoln Collections](#)



### Styles

#### Traditional Double Hung Windows

This arrangement is an ageless window type that offers some unique advantages. Sash tilt in for easy cleaning, ventilation is improved by opening the top and bottom sash equally and classic historical appeal is achieved when using Lincoln double hungs.

Our traditional window is equipped with advanced energy saving features. For example, Lincoln double hung checkralls incorporate the use of interlocks, weatherstrips and high-quality sash locks for a precision fit.



#### Radius Top Double Hung Windows

Built as a single hung, Lincoln segment head and quarter segment windows are part of our double hung family. By utilizing the same parts and simply fixing the top sash, radius top hung windows can be mixed with traditional double hungs to create exciting elevations.

As with all Lincoln radius shapes, interior trim is available for the finishing touch. Segment head windows include a half screen.



#### Quantum Double Hung Windows

Searching for a really big window? The Lincoln Quantum Double Hung is the answer. Designed for your commercial or historical project, the Quantum Series double hung window is based on

a very substantial 5-1/2" jamb. The heavy frame creates a platform perfect for the very large sizes demanded by today's commercial architecture.

Quantum Double Hung windows are also available in a replacement kit package for replacement purposes of existing over-size windows.

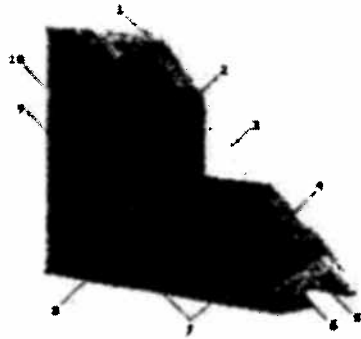
#### New Quantum Series Double Hung

Not available in Historic Collections.



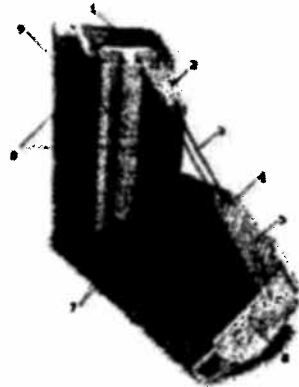
## Features

### Double Hung Windows



1. 4-5/16" jamb.
2. Interior wood glazing bead.
3. 1 1/8" warm edge insulating glass.
4. 1-7/16" thick sash.
5. Weatherstripped at head, sill and cheekrail.
6. Cellular PVC sub sill.
7. .050 extruded aluminum on sash and frame. Vinyl editions utilize .050 extruded PVC vinyl. Wood units have primed sash on the exterior with cPVC sill, sill nosing and brickmould.
8. Full length weatherstrip on jambliners.
9. (Optional - not shown) color matched aluminum jambliner covers.
10. Tilt Latch Jambliners.

### Quantum Double Hung Windows



1. 5-1/2" jamb.
2. 1-3/4" thick sash.
3. 7/8" warm edge insulating glass.
4. Interior glazing bead.
5. Historic 3-1/4" bottom rail.
6. 1-7/32" thick sill with 14° sill angle.
7. Mortise and tenon sash with putty-glazed style.
8. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC sill, sill nosing, blindsteps and brickmould.
9. Heavy foam-backed PVC jambliners with four block and tackle balances per sash.

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(Siding)



#### Products / Exterior / HardiePlank® Lap Siding

HardiePlank® lap siding is the most popular brand of siding in America and can be found on over 4 million homes. You want the strength, beauty and durability to attract home buyers. HardiePlank® siding enhances and protects homes in all kinds of climates—and now, with the HardieZone® System, James Hardie provides siding with specific performance attributes relative to the climate where the product is being used. James Hardie now gives you the optimum siding for your project and climate, regardless of location. HardiePlank® lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever.

All HardiePlank® lap siding comes in a variety of looks and textures, all of which are engineered for climate. We are so sure about how well the Hardie Zone system will perform, HardiePlank® lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever to give your customers peace of mind.

[LEARN MORE INFORMATION](#) [WARRANTY](#) [INSTALLATION](#) [FAQ](#)

Please enter your zip or postal code to see what products are available in your area.

Zip/Postal Code:

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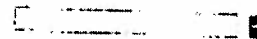
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What's This?

(Trim)



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## Boral TruExterior™ Trim Is...

Boral Products

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View Residential Solutions

View Commercial Solutions

View Sustainable Solutions

### Like No Other...

Boral TruExterior Trim is creating an entirely new category of decorative exterior trim that offers phenomenal performance, remarkable workability and a lasting look without the limitations that plague other exterior trim products.

Its authentic Poly-ash structure has been developed from nearly 5 years of rigorous internal and 3rd party testing. Manufactured by combining proprietary bio-based polymer chemistry and coal combustion products (ash), which add a level of inert properties with virtually no moisture cycling, making it ideal for exterior trim applications. Consisting of more than 70% recycled or rapidly renewable materials, TruExterior Trim is leading the market in true sustainability and environmental stewardship. TruExterior Trim is just the choice for your next home project or exterior renovation.

Boral TruExterior Trim...An excellent exterior trim alternative

Like Wood, TruExterior Trim...

- is easy to handle (similar weight)
- can be painted any color with exterior grade latex paint
- is reversible with an authentic wood grain and smooth sides
- is easy to cut, route, drill and nail
- can be installed with the same tools

Unlike Wood, TruExterior Trim...

- has exceptional durability
- is resistant to rotting, cracking, splitting and virtually free from termites\*
- offers excellent workability

Unlike Most Other Exterior Trim Products (such as wood, composite, fiber cement, or vinyl/PVC), TruExterior Trim...

- maintains a high level of dimensional stability during periods of moisture and temperature change
- is approved for ground contact
- does not require end-sealing, special adhesives or other cumbersome and costly installation techniques
- can be painted any color

Please see Boral TruExterior Trim Limited Warranty and Product Data Sheets for proprietary test results.

>TruExterior Trim Warranty

>TruExterior Trim Technical Information



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Technical Information

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Product Installation

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Project Profiles

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(Trim)



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WHY VERSATEX? GC/CR BUILDERS CLUB AIA HISTORIC WARRANTY MADE IN AMERICA TESTIMONIALS LINKS

## ABOUT VERSATEX

### Our Product

At VERSATEX Trimboard we make trim smarter. Our products are created from cellular PVC in the most state of the art manufacturing facility in the industry. Whether you're using VERSATEX for trim, fascia, soffit, or a decorative exterior molding piece, you will find our manufacturing process provides a product that features the best look and craftsmanship of a premium lumber without the moisture problems of wood. Our products include vinylsides, sheet, cornerboards, T&G beaded profiles, mill systems, VERSATEXMAP, molding profiles as well as our innovative Stealth Trim System, all manufactured with the highest level of quality and featuring a fully transferable 30-year limited warranty.

### Our Company

As a company, VERSATEX is Focused, Experienced & Approachable. Our focus is the cellular PVC trim market, our strength is innovative leadership quickly bringing to market product solutions for our builders and contractors. VERSATEX also has a highly experienced management team with over 30-years in the PVC building products industry. The management team brings an superior level of service and quality for our customers. Yet, VERSATEX remains extremely approachable. We place a high value in listening to our customers and meeting quality to their needs.



## PRODUCTS



## NEWS & EVENTS



## WHERE TO BUY



## MOBILE SITE/ VIDEOS



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